

20.20.520 Landscape development.**G. Types of Landscaping.**

1. Type I. Purpose. Type I landscaping is intended to provide a very dense sight barrier to significantly separate uses and land use districts.

Description.

a. Two rows of evergreen trees, a minimum of six feet in height and planted at intervals of no greater than 20 feet on center. The trees must be backed by a sight-obscuring fence, a minimum of five feet high or the required width of the planting area must be increased by 10 feet; and

b. Shrubs a minimum of three and one-half feet in height planted in an area at least five feet in width, and other plant materials, planted so that the ground will be covered within three years;

c. Alternatively, the trees and shrubs may be planted on an earthen berm at least 15 feet in width and an average of five feet high along its midline.

2. Type II. Purpose. Type II landscaping is intended to create a visual separation between uses and land use districts.

Description.

a. Evergreen and deciduous trees, with no more than 30 percent being deciduous, a minimum of six feet in height, and planted at intervals no greater than 20 feet on center; and

b. Shrubs, a minimum of three and one-half feet in height and other plant materials, planted so that the ground will be covered within three years.

3. Type III. Purpose. Type III landscaping is intended to provide visual separation of uses from streets, and visual separation of compatible uses so as to soften the appearance of streets, parking areas and building elevations.

Description.

a. Evergreen and deciduous trees, with no more than 50 percent being deciduous, a minimum of six feet in height, and planted at intervals no greater than 30 feet on center; and

b. If planted to buffer a building elevation, shrubs, a minimum of three and one-half feet in height, and living ground cover planted so that the ground will be covered within three years; or

c. If planted to buffer a parking area, access, or site development other than a building, any of the following alternatives may be used unless otherwise noted:

i. Shrubs, a minimum of three and one-half feet in height and living ground cover must be planted so that the ground will be covered within three years.

ii. Earth-mounding, an average of three and one-half feet in height, planted with shrubs or living ground cover so that the ground will be covered within three years. This alternative may not be used in a Downtown Land Use District.

iii. A combination of earth-mounding and shrubs to produce a visual barrier at least three and one-half feet in height.

4. Type IV. Purpose. Type IV landscaping is intended to provide visual relief where clear sight is desired.

Description.

Plant materials which will cover the ground within three years, and which will not exceed three and one-half feet in height. Trees are also permitted if the trunk is free of branches below six feet in height.

5. Type V. Purpose. To provide visual relief and shade in parking areas.

Description.

a. Required Amount.

i. If the parking area contains no more than 50 parking spaces, at least 17.5 square feet of landscape development must be provided as described in paragraph G.5.b of this section for each parking stall proposed.

ii. If the parking area contains more than 99 parking spaces, at least 35 square feet of landscape development must be provided as described in paragraph G.5.b of this section for each parking stall proposed.

iii. If the parking area contains more than 50, but less than 100 parking spaces, the Director shall determine the required amount of landscaping by interpolating between 17.5 and 35 square feet for each parking stall proposed. The area must be landscaped as described in paragraph G.5.b of this section.

b. Design.

i. Each area of landscaping must contain at least 100 square feet of area and must be at least four feet in any direction exclusive of vehicle overhang. The area must contain at least one tree at least six feet in height and with a minimum size of one and one-half inches in caliper if deciduous. The remaining ground area must be landscaped with plant materials, decorative mulch or unit pavers.

ii. A landscaped area must be placed at the interior end of each parking row in a multiple-lane parking area. This area must be at least four feet wide and must extend the length of the adjacent parking stall.

iii. Up to 100 percent of the trees proposed for the parking area may be deciduous.